

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		SUNNYSIDE AVE, ARLINGTON

## OWNERSHIP

Owner 1:	HAMILL CHRISTOPHER W &			
Owner 2:	THORSTENSON ELIZABETH L			
Owner 3:				
Street 1:	95 SUNNYSIDE AVENUE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	ROBINSON DANA -		
Owner 2:	-		
Street 1:	95 SUNNYSIDE AVENUE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .068 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Clapboard Exterior and 1188 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.06830	Total SF/SM:	2975	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	325.921	Spl Credit	Total:	325.900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

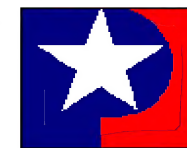
Total Card /

**Total Parcel**

**541,900**

**541,900**

**541,900**



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	23520
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
0	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

## ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
4/24/2009	Entry Denied	372	PATRIOT
6/13/2005	MLS	HC	Helen Chinal
2/20/2000	Mailer Sent		
2/18/2000	Measured	270	PATRIOT
8/11/1993		KT	

Sign:
VERIFICATION OF VISIT NOT DATA
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	2975.000	216,000		325,900	541,900		23520
							GIS Ref
							GIS Ref
Total Card	0.068	216,000		325,900	541,900	Entered Lot Size	GIS Ref
Total Parcel	0.068	216,000		325,900	541,900	Total Land:	Insp Date
Source: Market Adj Cost	Total Value per SQ unit /Card:		456.14	/Parcel:	456.14	Land Unit Type:	12/07/10

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	216,000	0	2,975.	325,900	541,900		Year end	12/23/2021
2021	101	FV	216,000	0	2,975.	325,900	541,900		Year End Roll	12/10/2020
2020	101	FV	216,100	0	2,975.	325,900	542,000	542,000	Year End Roll	12/18/2019
2019	101	FV	164,100	0	2,975.	295,400	459,500	459,500	Year End Roll	1/3/2019
2018	101	FV	164,100	0	2,975.	280,100	444,200	444,200	Year End Roll	12/20/2017
2017	101	FV	164,100	0	2,975.	244,400	408,500	408,500	Year End Roll	1/3/2017
2016	101	FV	164,100	0	2,975.	208,800	372,900	372,900	Year End	1/4/2016
2015	101	FV	143,500	0	2,975.	193,500	337,000	337,000	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

**AssessPro** Patriot Properties, Inc